

TURTLE COMMUNITY CENTER RENTAL AGREEMENT

This Rental Agreement is made between the Town of Turtle, 6916 South County Road J, Beloit, Wisconsin 53511 (called "Town") and _____ (called "Renter").

1. Premises. Town rents to Renter the premises known as Turtle Community Center, 6916 South County J, Beloit, Wisconsin 53511.
2. Term. The Renter rents the premises on _____, 20____, commencing at _____o'clock ____m. until _____o'clock ____m.
3. Rent. The rent for the Community Room (tile floor area) with kitchen is \$400 per day. The rent for the Community Room and Board Room (carpeted area) with kitchen is \$550 per day. The rent of the Community Room and Board Room with kitchen for funerals is \$100 per day(Town Residents only). The rent shall be paid to the Town **at least 10 days** prior to the date the premises are rented for. Any Renter who owes the Town rent from a previous rental of the premises shall not be approved for rental until the previous rent is paid.
4. Security Deposit. A security deposit shall be made at the time the premises is reserved in the amount of \$250 for functions without alcohol and \$500 for functions with alcohol. No security deposit is required for funerals. The security deposit will be used to pay for any damage or loss caused by Renter. The Renter will be notified in writing if the security deposit is used to pay for damage, loss to the premises, or additional cleaning which shall be determined by the Clerk. In the event, the damage or loss costs exceed the amount of the security deposit; Renter is liable to Town for all such damage and loss costs.
5. Capacity. The maximum capacity for the Community Room is 50 and with the Board Room an additional 50 people are allowed.

6. Parking. Renter and Renter's guests and attendees shall park only in the paved parking lot provided at the premises. Parking shall not damage the vegetation or other natural areas at the premises.
7. Bad Checks. The Renter shall pay the Town a \$50 fee for any check of the Renter returned for insufficient funds. If the Renter has issued a bad check to the Town in the past, the Town Clerk may require the Renter to pay rent and security deposit with cash, a cashier's check, or a money order.
8. Hours. The premise closes at 12:00 a.m. The Renter, and Renter's guests and attendees must vacate the premise by 12:00 a.m. unless prior permission has been obtained from the Town Board to stay on the premises later than 12:00 a.m.
9. Decorations. Renter shall not attach any objects, articles, or things to the walls, ceilings, or tables in the premises. The use of confetti is prohibited in the premises.
10. Kitchen. The kitchen on the premise shall be used for warming food only. If the kitchen is used, it must be attended at all times.
11. Doors. All outside doors shall remain closed for the duration of the event.
12. Outside Activities. No outside activities are allowed, for example tents and picnic tables, without the prior approval of the Town Chairperson or his or her designee.
13. Key. Pickup and return of the key to the building shall be done during regular Town office hours which are Monday, Wednesday, and Friday from 8:00 a.m. to 12:00 p.m. The key shall be picked up before the event. The key shall be returned on the first day having regular Turtle office hours after event. If the key is not returned on that day, a late charge of \$10 per day for each day thereafter shall be charged to the Renter.
14. Smoking. Smoking is not allowed in the premises.
15. Beer and Wine. Beer and wine may be consumed on the premise only if prior permission is obtained from the Town.
16. Trash/Recycling. Renter must use the trash receptacles provided for use on the premises. Renter must also separate recyclable materials from the ordinary trash and deposit recyclables in a recycling container.
17. Tables/Chairs. The tables and chairs provided for the use of Renter are not to be removed from the premises.

18. Conditions of Premises. Renter has examined the condition of the premises and has received the premises in good condition. Renter will leave the premises in the same condition as when the premises were rented.
19. Restrictions on Use. Renter shall use the premises only for a lawful purpose and will comply with all laws, ordinances and regulations affecting the use of premise.
20. Assignment and Sublease. Renter shall not assign Renter's rights and duties under this Rental Agreement and Renter shall not sublease the premises.
21. Indemnification. Renter agrees to indemnify and hold harmless the Town from any claims for all loss, damage or injury to person or property relating to Renter's use of the premises. Renter shall reimburse the Town for all sums paid by the Town in connection with such claims including all expenses and attorneys fees incurred in defending such claims.
22. Assumption of Risk. Renter assumes all risks for loss, damage, or injury to person or property relating to the use of the premises. In consideration of being allowed to use the premises, Renter releases discharges and covenants not to use the Town, its supervisors, employees, agents, and legal representative for all loss, damage or injury to person or property in connection with the use of the premises pursuant to this Rental Agreement.

Dated: _____, 20____

TOWN OF TURTLE

Clerk/Treasurer

Renter

Phone Number